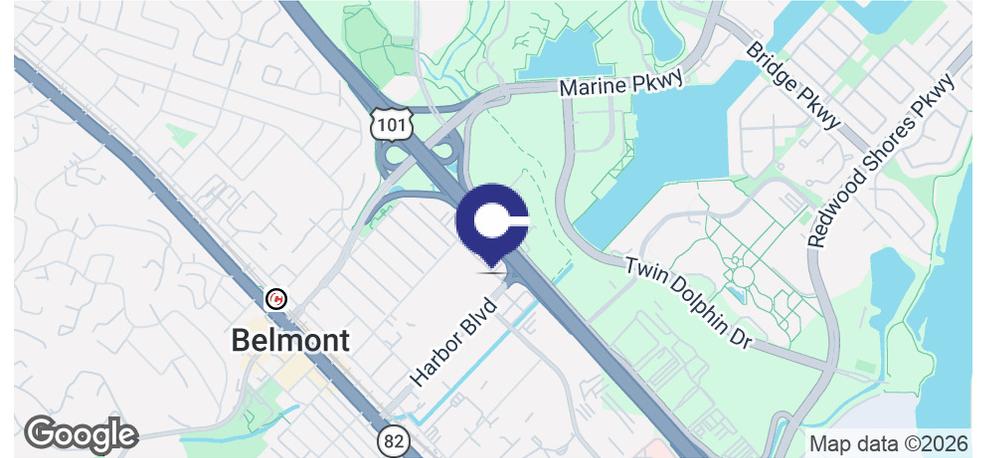


19-21 KAREN ROAD | BELMONT, CA 94002

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	12,000 SF
Lease Rate:	\$1.80 SF/month (Gross)
APN;	046-010-110
Zoning:	M-1

PROPERTY OVERVIEW

Approximately 12,000 sf comprised of 750 sf of office space and the remainder open warehouse space. High barrel truss ceilings with a wide distance between columns. There is an office restroom and a warehouse restroom along with private office space, storage and a conference room. 13 off street parking spaces. Local ownership and property management available to provide flexible lease terms.

PROPERTY HIGHLIGHTS

- Open/Flexible Floor Plan
- Office Space and Two Bathrooms
- High Ceilings and Ample Natural Light
- 13 Parking Spaces for Employees/Clients
- 3 Grade Level Doors
- Fire Sprinklers Throughout
- Well-Maintained Building
- Flexible Lease Terms
- Local Ownership and Property Management
- Easy Access from Highway 101

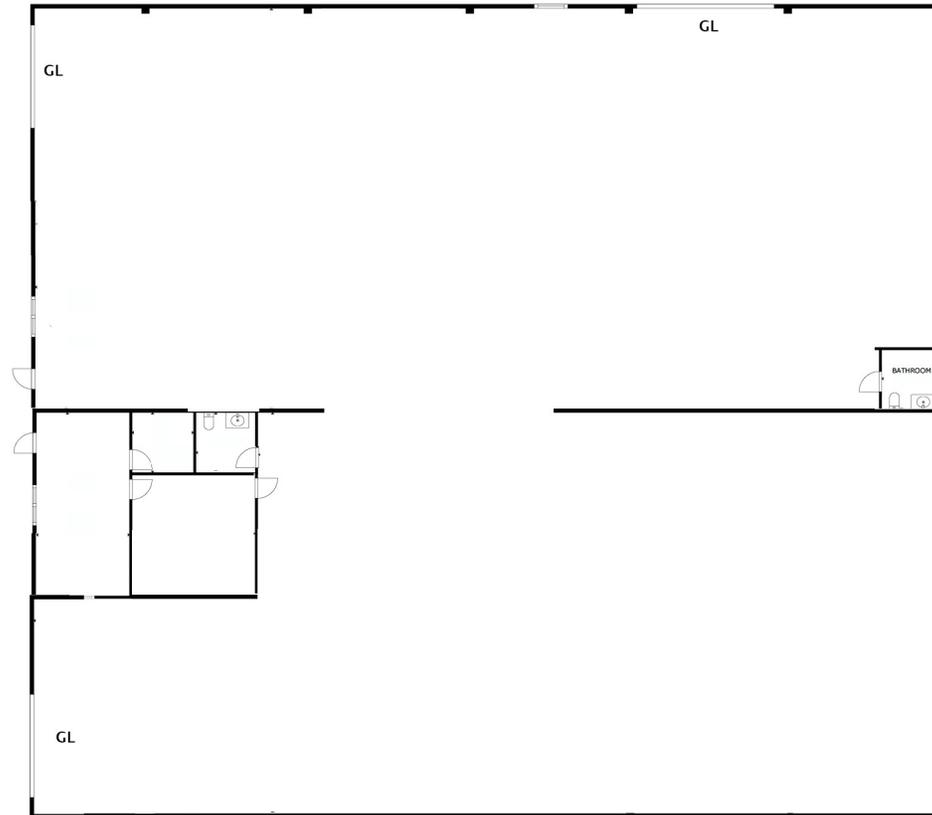
RANDY KINGHORN

650.918.4388

randy@kinghorncommercial.com

19-21 KAREN ROAD | BELMONT, CA 94002

SPACE AVAILABLE



LEASE INFORMATION

Lease Type:	Gross
Total Space:	12,000 SF

Lease Term:	Negotiable
Lease Rate:	\$1.75 SF/month

19-21 KAREN ROAD | BELMONT, CA 94002

LOCATION MAP

